

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
75		RICHFIELD RD, ARLINGTON

## OWNERSHIP

Owner 1:	FLANAGAN EDWARD J		
Owner 2:	FLANAGAN SARAH C		
Owner 3:			
Street 1:	75 RICHFIELD ROAD		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

## PREVIOUS OWNER

Owner 1:	WILLIAMS EVE --TRS--ETAL -		
Owner 2:	KENNELLY RICHARD B JR -		
Street 1:	75 RICHFIELD ROAD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains 6,860 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1944, having primarily Vinyl Exterior and 2765 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.15748	Total SF/SM:	6860	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	438,062	Spl Credit	Total:	438,100
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

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2021

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6860.000	523,000	1,400	438,100	962,500
<b>Total Card</b>	0.157	523,000	1,400	438,100	962,500
<b>Total Parcel</b>	0.157	523,000	1,400	438,100	962,500
<b>Source:</b>	<b>Market Adj Cost</b>	<b>Total Value per SQ unit /Card:</b>		348.10	<b>/Parcel:</b> 348.1

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	523,000	1400	6,860.	438,100	962,500	962,500	Year End Roll	12/18/2019
2019	101	FV	431,800	0	6,860.	406,800	838,600	838,600	Year End Roll	1/3/2019
2018	101	FV	431,800	0	6,860.	406,800	838,600	838,600	Year End Roll	12/20/2017
2017	101	FV	431,800	0	6,860.	356,700	788,500	788,500	Year End Roll	1/3/2017
2016	101	FV	431,800	0	6,860.	325,400	757,200	757,200	Year End	1/4/2016
2015	101	FV	415,200	0	6,860.	287,900	703,100	703,100	Year End Roll	12/11/2014
2014	101	FV	415,200	0	6,860.	272,200	687,400	687,400	Year End Roll	12/16/2013
2013	101	FV	415,200	0	6,860.	259,100	674,300	674,300		12/13/2012

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
12/13/2018	Inspected	PH	Patrick H
11/15/2018	MEAS&NOTICE	BS	Barbara S
3/23/2009	Meas/Inspect	163	PATRIOT
12/15/2005	MLS	HC	Helen Chinal
3/24/2005	Permit Visit	BR	B Rossignol
3/8/2005	External Ins	BR	B Rossignol
10/6/1999	Meas/Inspect	163	PATRIOT
7/29/1993		MF	

Sign:

VERIFICATION OF VISIT NOT DATA

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RIFICATION OF VISIT NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_



**Patriot**  
Properties Inc.

**USER DEFINED**

Prior Id # 1:	42689
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PRINT

Date	Time
12/10/20	20:33:23

**LAST REV**

Date	Time
10/10/19	13:42:18

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5709


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Result	B
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	PH
ICE	BS
st	162

	103
	HC
	BR

	BR
ct	163

	MF

